



# City of NORFOLK


C: Dir., Department of General Services

To the Honorable Council  
City of Norfolk, Virginia

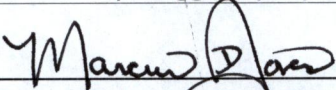
April 28, 2015

From: David S. Freeman, AICP  
Director of General Services

**Subject:** Conveyance of Property  
from Norfolk Redevelopment and  
Housing Authority to City of Norfolk

Reviewed:   
Sabrina Joy-Hogg, Deputy City Manager

**Ward/Superward:** 4/7

Approved:   
Marcus D. Jones, City Manager

**Item Number:** R-5

I. **Recommendation:** Adopt Ordinance

II. **Applicant:** City of Norfolk

III. **Description**

This agenda item is an Ordinance to permit the conveyance of parcels located at Berkley at the corner of Fauquier St. and Whitehead Ave. to the City.

IV. **Analysis**

Norfolk Redevelopment and Housing Authority ("NRHA") owns several parcels that are part of the Berkley III Conservation Project. NRHA wishes to convey five (5) properties to the City of Norfolk at Berkley at the corner of Fauquier St. and Whitehead Ave. The Parcels are located in an existing floodplain and are an integral part of the watershed affected by the Chesapeake Bay Preservation Act, and the parcels have been determined to be undevelopable. The City of Norfolk's Department of Public Works has determined that the said Berkley III Parcels would be appropriate for a Best Management Practices (BMP) retrofit that would assist the City of Norfolk in meeting its Total Maximum Daily Load reductions. The transfer of these properties will allow the City to have clear title to the parcels at Berkley at the corner of Fauquier St. and Whitehead Ave.

V. **Financial Impact**

There are no funds associated with the transfer of this property.

VI. **Environmental**

There are no known environmental issues associated with this property.

**VII. Community Outreach/Notification**

Public notification for this agenda item was conducted through the City of Norfolk's agenda notification process.

**VIII. Board/Commission Action**

N/A

**IX. Coordination/Outreach**

This letter has been coordinated with the Department of General Services - Office of Real Estate and the City Attorney's Office.

Supporting Material from the City Attorney's Office:

- Ordinance
- Aerial

Form and Correctness Approved:

By Nathaniel Saman  
Office of the City Attorney

Contents Approved:

By [Signature]  
DEPT. General Services

NORFOLK, VIRGINIA

## ORDINANCE No.

AN ORDINANCE APPROVING THE CONVEYANCE TO THE CITY OF NORFOLK BY NORFOLK REDEVELOPMENT AND HOUSING AUTHORITY OF CERTAIN PARCELS OF PROPERTY THAT ARE CURRENTLY PART OF THE BERKLEY III CONSERVATION PROJECT, AND AUTHORIZING THE CITY MANAGER TO ACCEPT THE DEED ON BEHALF OF THE CITY.

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WHEREAS, Norfolk Redevelopment and Housing Authority ("NRHA") owns several parcels of real property that are part of the Berkley III Conservation Project, said parcels being described in Exhibit A attached hereto ("Berkley III Parcels"); and

WHEREAS, the said Berkley III Parcels are located in an existing floodplain, are an integral part of the watershed affected by the Chesapeake Bay Preservation Act, and have been determined to be undevelopable; and

WHEREAS, the City of Norfolk's Department of Public Works has determined that the said Berkley III Parcels would be appropriate for a BMP retrofit that would assist the City of Norfolk ("City") in meeting its Total Maximum Daily Load reductions; and

WHEREAS, the City wishes to acquire the said Berkley III Parcels from NRHA; now, therefore,

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That the conveyance by NRHA to the City of the Berkley III Parcels, described in Exhibit A, is hereby approved.

Section 2:- That the City Manager and other proper officers of the City are hereby authorized to accept a deed from NRHA, in form satisfactory to the City Attorney, conveying the said Berkley III Parcels to the City, and to do all things necessary and proper to effect the conveyance of the parcels to the City.

Section 3:- That this ordinance shall be in effect from and after its adoption.

**PARCEL ONE**

**ALL THOSE** certain lots, pieces or parcels of land with the buildings and improvements thereon, now or formerly numbered 508 and 510 Fauquier Street, in the City of Norfolk, Virginia, and being known, numbered and designated as **Lots 13 and 14**, in **Block 5**, as shown on the Plat of Hardy Homestead Corporation, duly of record in the Clerk's Office of the Circuit Court of the City of Chesapeake, Virginia, in Map Book 6, at Page 15.

**IT BEING** the same property conveyed to Norfolk Redevelopment and Housing Authority by Deed of Gerald Harris and Janet Harris, dated June 18, 2007, duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia, as Instrument Number 070024215.

**PARCEL TWO**

**ALL THAT** certain lot of land, with the improvements thereon, now or formerly numbered 512 Fauquier Street, in the City of Norfolk, Virginia, bounded and described as follows:

**BEGINNING** at a point in the eastern line of Fauquier Street, where the same is intersected by the southern line of the property known as 510 Fauquier Street, now or formerly owned by B. F. Morgan, and running thence in an easterly direction along the southern line of said 510 Fauquier Street (now or formerly the B. F. Morgan property) a distance of eighty-two (82) feet to a point in the western line of a public street; thence in a southwesterly direction, along the western line of said public street which extends northwardly from Whitehead Avenue, a distance of seventy-six and six tenths (76.6) feet to the northern line of Whitehead Avenue; thence in a northwesterly direction, along the northern line of Whitehead Avenue, a distance of forty-nine and six tenths (49.6) feet to the southeastern corner of Whitehead Avenue and Fauquier Street; and thence in a northerly direction, along the eastern line of Fauquier Street, a distance of thirty-four and two tenths (34.2) feet to the point of beginning.

**IT BEING** the same property conveyed to Norfolk Redevelopment and Housing Authority by Deed of Shirley D. Creekmore and Rodney M. Creekmore, her husband, dated December 17, 1991, duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia in Deed Book 2371, at Page 518.

**PARCEL THREE**

**ALL THOSE** certain lots, pieces or parcels of land, with the improvements thereon, now or formerly numbered 300 and 302 Whitehead Avenue, in Berkley, in the City of Norfolk, Virginia and being further described as follows:

**BEGINNING** at the northeast corner of the intersection of Whitehead Avenue and the Street formerly known as 4<sup>th</sup> Street; thence running eastwardly along the north side of Whitehead Avenue a distance of forty five (45.0) feet; thence running northerly and parallel with the former 4<sup>th</sup> Street a distance of one hundred and five (105.0) feet; thence running westwardly and parallel with Whitehead Avenue, a distance of forty five (45.0) feet to a point in the eastern line of the former 4<sup>th</sup> Street; thence running southwardly along the eastern line of the former 4<sup>th</sup> Street, a distance of one hundred and five (105.0) feet to the point of beginning.

**IT BEING** the same property conveyed to Norfolk Redevelopment and Housing Authority by Deed of Margaret Hayes Barron, et al, dated January 30, 1995, duly recorded in the Clerk's Office of the Circuit Court of the City of Norfolk, Virginia in Deed Book 2711, at Page 296; and by Deed of Betty B. Rudd, dated October 25, 1989, duly recorded in the aforesaid Norfolk Clerk's Office in Deed Book 2218, at Page 185.



